

After Recording Return To:
FLAGSTAR BANK
5151 CORPORATE DRIVE
TROY, MI 48098
FINAL DOCUMENTS, MAIL STOP W-530-3

This instrument was prepared by:

V2 WBCE LOAN # 501632179

---[Space Above This Line For Recording Data]---

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED OF TRUST

MIN: 100052550163217952

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **AUGUST 31, 2007**, together with all Riders to this document.

(B) "Borrower" is **DEVONAE SERVANCE-BOOTH AND DANIEL W. BOOTH, WIFE AND HUSBAND.**

Borrower is the grantor under this Security Instrument.

(C) "Lender" is **MERCHANTS HOME LOAN INC.**

Lender is a **CORPORATION,**
TEXAS.
SUITE 209, BEDFORD, TX 76022.

organized and existing under the laws of
Lender's address is **1600 AIRPORT FWY,**

Lender includes any holder of the Note who is entitled to receive payments under the Note.

(D) "Trustee" is **G. TOMMY BASTIAN.**

Initials: *DB DWB*

Trustee's address is 15000 SURVEYOR BLVD 100, ADDISON, TX 75001.

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated AUGUST 31, 2007. The Note states that Borrower owes Lender *****ONE HUNDRED SIXTY THREE THOUSAND SEVENTY AND NO/100 ***** Dollars (U.S. \$163,070.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 1, 2037.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |
| <input type="checkbox"/> V.A. Rider | | |

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY

[Type of Recording Jurisdiction] OF FORT BEND

[Name of Recording Jurisdiction]:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

APN #: R336327

which currently has the address of 1915 LANSING COVE DR, FRESNO,

Texas 77545-6078 ("Property Address"):
[Zip Code]

[Street] [City]

Initials:

DB DW

TEXAS-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3044 1/01

Modified by Online Documents, Inc.

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Please Return To:

██████████
██████████
██████████
██████████
██████████

McCarthy, Holthus & Ackerman, LLP
P O Box 866668
Plano, TX 75086

TX-02602

AS PER ORIGINAL

ASSIGNMENT OF DEED OF TRUST

County of **FORT BEND**, State of **Texas**

Know all Men by These Presents:

That **Mortgage Electronic Registration Systems, Inc.**, as nominee for **Merchants Home Loan Inc.** acting herein by and through its duly authorized officers, herein after called transferor, of the County of **DENTON**, State of **TEXAS**, for and in consideration of **TEN AND NO/100 DOLLARS CASH, AND OTHER VALUABLE CONSIDERATION**, to it in hand paid by **Nationstar Mortgage, LLC, 350 Highland Dr, Lewisville, TX 75067** herein after called transferee, the receipt of which is hereby acknowledged, has this day Sold, Conveyed, Transferred, and Assigned and by these presents does Sell, Convey, Transfer, and Assign unto the transferee the herein after described indebtedness.

AND Transferor further Grants, Sells, and conveys unto the Transferee, all rights, title, interest, and liens owned or held by the Transferor in the herein after described land by virtue of said indebtedness herein conveyed and assigned.

TO HAVE AND TO HOLD unto the said Transferee, Transferee's successors and assigns the following described indebtedness together with all and singular the following mentioned lien and any and all liens, rights, equities, remedies, privileges, titles, and interest in and to said land, which Transferor has by virtue of being legal holder and owner of said indebtedness.

SAID INDEBTEDNESS, LIENS AND LAND BEING DESCRIBED AS FOLLOWS:

One certain promissory note executed by **DEVONAE SERVANCE-BOOTH AND DANIEL W. BOOTH** payable to the order of **Merchants Home Loan Inc.** in the sum of (\$ 163,070.00) dated 8/31/2007 and bearing interest and due and payable in monthly installments as therein provided.

Recording Date: 9/20/2007

Recording Information: 2007117918

Said note being secured by Security Instrument of even date therewith duly recorded in the Public Records of **FORT BEND** County, **Texas** and secured by the liens therein expressed on the following described lot, tract, or parcel of land lying and being situated in **FORT BEND** County, **Texas** to wit:

Property Address: **1915 LANSING COVE DRIVE, FRESNO, TX 77545, , TEXAS**

SEE LEGAL AS PER ATTACHED EXHIBIT A

EXECUTED, without recourse and without warranty on the undersigned this 10th day of November, 2010



ASSIGNMT
3 PGS

2010113981

22 Nov 2010

Not Picked up
in title search!

Wrong County!

Doc ID: 003189780001 Type: OFF
Kind: TRANSFER DEED OF TRUST
Filed: 06/27/2014 at 01:37:42 PM
Fee Amt: \$26.00 Page 1 of 1
Wharton, TX
Sandra K. Sanders County Clerk
File# 2014-00003218

BK 958 PG 807

000126048

This space for Recorder's use

ASSIGNMENT OF DEED OF TRUST



Case Nbr: 19321050

Ref Number: 596563112

Property Address:

1915 LANSING COVE DR
FRESNO, TX 77545

TX0-ADT 19321050 8/15/2012

Recording Requested By:
Nationstar Mortgage, LLC
Prepared By:
Casey Williams

When recorded mail to:
CoreLogic Document
Solutions
450 East Boundary St.
Chapin, SC 29036

MIN #: 100052550163217952

MERS Phone #: 888-679-6377

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 350 HIGHLAND DR., LEWISVILLE, TX 75067 does hereby grant, sell, assign, transfer and convey unto **FLAGSTAR BANK** whose address is 5151 CORPORATE DRIVE, TROY, MI 48098 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: **MERCHANTS HOME LOAN INC.**
Borrower(s): **DEVONAE SERVANCE-BOOTH AND DANIEL W. BOOTH, WIFE AND HUSBAND**
Original Trustee: **G. TOMMY BASTIAN**
Date of Deed of Trust: **8/31/2007**
Original Loan Amount: **\$163,070.00**

Recorded in Fort Bend County, TX on: 9/20/2007, book N/A, page N/A and instrument number 2007117918

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

8/15/12

NATIONSTAR MORTGAGE, LLC

By:
Angela Venner, Asst. Vice President

State of SC, County of Lexington

On this 8/15/12 before me personally appeared Angela Venner, Asst. Vice President of **NATIONSTAR MORTGAGE, LLC** who provided satisfactory evidence of his/her identification to be the person whose name is subscribed to this instrument, and he/she acknowledged that he/she executed the foregoing instrument.

Notary Public: Faye M. Mace
Newberry County, South Carolina
My Commission Expires: 11/5/2014

FAYE M. MACE
Notary Public
State of South Carolina
My Commission Expires 11/5/2014

*Pd 626
FLAGSTAR BANK
FINAL DOC RESEARCH
5151 CORPORATE DR
TROY, MI 48098-9747

STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 06/27/2014 1:37 PM

2014-00003218

SCANNED



COUNTY CLERK Wharton County, Texas
By: Deputy



WHEN RECORDED MAIL TO:

Kondaaur Capital Corporation - 369951

333 South Anita Drive, Suite 400 126048
Orange, CA 92868

[Space Above This Line For Recording Data]

ASSIGNMENT OF DEED OF TRUST.

FOR VALUE RECEIVED, Flagstar Bank, FSB, whose address is 5151 Corporate Drive, Troy, Michigan 48908, hereby assigns, and transfers to Kondaaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2014-3, whose address is 333 South Anita Drive, Ste 400, Orange, CA 92868, all its right, title and interest in and to that certain Deed of Trust executed by Devonae Servance-Booth and Daniel W. Booth, wife and husband, with an original principal amount of \$163,070.00 to Mortgage Electronic Registration Systems, Inc. as nominee for Merchants Home Loan Inc., and bearing the date of August 31, 2007 and recorded as Instrument # 2007117918 on September 20, 2007 of Official Records in the County Recorder's office of Fort Bend County, State of Texas, describing land therein as: See legal description attached hereto and made a part hereof as exhibit "A".

Commonly known as: 1915 LANSING COVE DR, FRESNO, Texas 77545

IN WITNESS WHEREOF, the Assignor has caused these presents to be signed by its duly authorized officer this *11/5* day of October, 2014.

Flagstar Bank, FSB

By: *[Signature]*

Name: Misty McMahan
Title: Vice President

STATE OF Michigan)
COUNTY OF Wayne)SS.

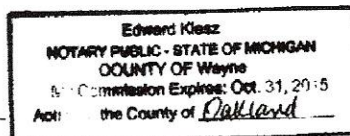
On *October 10*, 2014 before me Edward Klesz, Notary Public, personally appeared Misty McMahan, who proved to me on the basis of satisfactory evidence by Michigan state drivers license to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me and that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under penalty of perjury under laws of the State of Michigan that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Edward Klesz

Notary Public State of Michigan
County of Wayne, acting in the county of Oakland My commission expires 10/31/15



Prepared by Terri Le
Kondaaur Capital Corporation -
333 South Anita Drive, Suite 400
Orange, CA 92868



WHEN RECORDED MAIL TO:
Kondaur Capital Corporation - 369951
333 South Anita Drive, Suite 400
Orange, CA 92868

126048
[Space Above This Line For Recording Data]

GAP ASSIGNMENT OF DEED OF TRUST

This assignment of deed of trust is being recorded to complete the chain of assignment.
FOR VALUE RECEIVED, Flagstar Bank, FSB, whose address is 5151 Corporate Drive, Troy, Michigan 48908, hereby assigns, and transfers to Mortgage Electronic Registration Systems, Inc. as nominee for Merchants Home Loan Inc., all its right, title and interest in and to that certain Deed of Trust executed by Devonae Servance-Booth and Daniel W. Booth, wife and husband, with an original principal amount of \$163,070.00 to Mortgage Electronic Registration Systems, Inc. as nominee for Merchants Home Loan Inc., and bearing the date of August 31, 2007 and recorded as Instrument # 2007117918 on September 20, 2007 of Official Records in the County Recorder's office of Fort Bend County, State of Texas, describing land therein as: See legal description attached hereto and made a part hereof as exhibit "A".

Why back to MERS?!

Commonly known as: 1915 LANSING COVE DR, FRESNO, Texas 77545

IN WITNESS WHEREOF, the Assignor has caused these presents to be signed by its duly authorized officer this 10th day of October, 2014.

Flagstar Bank, FSB,

By:
Name: Misty McMahan
Title: Vice President

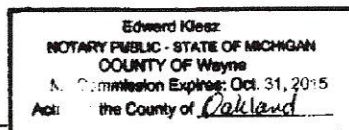
STATE OF Michigan)
COUNTY OF Wayne)SS.

On October 10, 2014 before me Edward Klesz, Notary Public, personally appeared Misty McMahan, who proved to me on the basis of satisfactory evidence by Michigan state drivers license to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me and that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under penalty of perjury under laws of the State of Michigan that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edward Klesz
Notary Public State of Michigan



County of Wayne, acting in the county of Oakland My commission expires 10/31/15



OWNERSHIP & ENCUMBRANCE REPORT

Product Type: O&E Report

Property Address: 1915 Lansing Cove Drive, Fresno, TX 77545

County: Fort Bend

Parcel ID: R336327

Effective Date: January 28, 2015

Current Vested Owner: Devonae Servance-Booth and Daniel W. Booth, wife and husband

TRANSFER/CONVEYANCE INFORMATION:

Document Type: General Warranty Deed With Vendor's Lien

Instrument No: 2007117917

Book/Page: 2007117917

Grantor: MHI Partnership

Grantee: Devonae Servance-Booth and Daniel W. Booth, wife and husband

Execution Date: 08/31/2007

Recorded Date: 09/20/2007

MORTGAGE INFORMATION

Document Title: Deed of Trust

Dated: August 31, 2007

Amount: \$163,070.00

MIN: 100052550163217952

Mortgagor: Devonae Servance-Booth and Daniel W. Booth, wife and husband

Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Merchants Home Loan Inc. (MIN 100052550163217952)

DBV: 2007117918

Recorded: September 20, 2007

Maturity Date: Sep 01, 2037

Trustee: G. Tommy Bastian.

Assigned to Nationstar Mortgage, LLC by Instrument filed for record 2010113981 Book Page and recorded in of Fort Bend County Records, Dated November 10, 2010, Recorded November 22, 2010. Assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Merchants Home Loan Inc. Ref. Number 2010113981.

Said mortgage is subject to an Appointment of Substitute Trustee dated November 3, 2008 and filed on November 17, 2008 in (instrument) 2008119987, of the official property records of Fort Bend County, Texas provides that M. Samuel Daffin, L. Henderson or B. Cormier was substituted as trustee under the deed of trust.

Said mortgage is subject to an Appointment of Substitute Trustee dated July 30, 2010 and filed on August 17, 2010 in (instrument) 2010078750, of the official property records of Fort Bend County, Texas provides that Jeff Leva or Audrey Lewis or Cole D Patton, McCarthy, Holthus and Ackerman, LLP was substituted as trustee under the deed of trust.

Said mortgage is subject to an Appointment of Substitute Trustee dated December 7, 2010 and filed on January 10, 2011 in (instrument) 2011003251, of the official property records of Fort Bend County, Texas provides that Jeff Leva or Audrey Lewis or Cole D Patton, McCarthy, Holthus and Ackerman, LLP was substituted as trustee under the deed of trust.

Assigned to Kondaaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2014-3 by Instrument filed for record 2014121338 Book Page and recorded in of Fort Bend County Records, Dated October 10, 2014, Recorded November 5, 2014. Assigned from Flagstar Bank, FSB Ref. Number 2014121338.

DISCLAIMER: This report contains information obtained from public records, and being that our company is not the primary provider of such, our company cannot and will not, for the fee charged, be an insurer or guarantor of the accuracy or reliability of said information. Our company does not guarantee or warrant the accuracy, timeliness, completeness, currentness, merchantability or fitness for a particular purpose of services provided. Further, our company's sole liability is limited to the cost of this report only. Our company is not liable to user for any loss or injury arising out of or caused, in whole or in part, by our company's acts or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the services or information contained herein. THIS REPORT IS NOT AN ABSTRACT, OPINION OF TITLE, TITLE COMMITMENT NOR GUARANTEE, OR TITLE INSURANCE POLICY.



Assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Merchants Home Loan Inc., all its right by Instrument filed for record 2014121339 Book Page and recorded in of Fort Bend County Records, Dated October 10, 2014, Recorded November 5, 2014. Assigned from Flagstar Bank, FSB Ref. Number 2014121339.

JUDGMENTS/ LIENS

A lien filed by Tidewater Finance Company dated July 15, 2014 and filed on August 6, 2014 in (instrument) 2014084513, of the official property records of Fort Bend County, Texas, Case No. NA against Daniel Booth in the amount of \$2,544.78 and in favor of Tidewater Finance Company.

ADDITIONAL DOCUMENTS

1. Declaration of Restrictive Covenants, dated 08/31/2007, recorded 09/20/2007, in Instrument No. 2007117919.
2. Notice to Purchasers of Real Property, dated 08/31/2007, recorded 09/20/2007, in Instrument no. 2007117920.

LEGAL DESCRIPTION

The following described property located in the County of Bend, and State of Texas:

Lot Seven (7), in Block Three (3), of CAMBRIDGE FALLS, SECTION 1, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 200513102, of the Map/Plat Records of Fort Bend County, Texas.

Parcel ID# R336327

DISCLAIMER: This report contains information obtained from public records, and being that our company is not the primary provider of such, our company cannot and will not, for the fee charged, be an insurer or guarantor of the accuracy or reliability of said information. Our company does not guarantee or warrant the accuracy, timeliness, completeness, currentness, merchantability or fitness for a particular purpose of services provided. Further, our company's sole liability is limited to the cost of this report only. Our company is not liable to user for any loss or injury arising out of or caused, in whole or in part, by our company's acts or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the services or information contained herein. THIS REPORT IS NOT AN ABSTRACT, OPINION OF TITLE, TITLE COMMITMENT NOR GUARANTEE, OR TITLE INSURANCE POLICY.



General Information

Borrower Name: Tbd Tbd
 Property Address: 1915 Lansing Cove Drive, Fresno, TX 77545
 Property County: Fort Bend

Order No:

Date: 1/29/2015
 Parcel No: 2241010030070907

County						
Jurisdiction:	Fort Bend				Payment Notes: All priors are paid. 2014 taxes are due.	
Phone:	(281) 341-3710					
Address:	1317 Eugene Heimann Circle, Richmond, TX 77469					
Payment Type:	Annual					
Status:	Due					
Tax Year:	2014	Annual Amount:	\$2,488.98			
Assessment Info						
Land:	\$29,500.00	Improvements:	\$125,470.00	Exemptions:	\$15,000.00	Assessed Value:
<u>Installment</u>	<u>Amount Due</u>	<u>Bill Date</u>	<u>Due Date</u>	<u>Delinquent Date</u>	<u>Date Paid</u>	<u>Amount Paid</u>
1	2488.98	October 1, 2014	January 31, 2015	January 31, 2015		0.00
Total County Taxes Due: (current + delinquent)				2488.98		

Note: We have made every effort to ensure the accuracy of this tax information. However, due to the frequency with which municipalities revise their fees and other specifications, we cannot assume liability for any discrepancy in the taxes. In the event that tax amounts have changed, please notify us so we can update our records. Possible revenue bond charges for sewer and water pursuant to state statutes and local ordinances when connection to the system is made by the owner. The exact current and continuing charges depend on all the facts. Contact local officials for details. This report is based on best available information at the time. This is for informational purposes only and will not appear on the title policy.